

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S White Marsh Road, 1740 ft.
NE of Bucks School House Road
4636 White Marsh Road
(Pine Valley Tennis Club)
14th Election District
5th Councilmanic District
Douglas Holtschneider, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 92-437-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for a caretaker's residence (living quarters in a commercial building) for that property located at 4636 White Marsh Road in the Fullerton subdivision of Baltimore County.

The Petitioners/property owners, Douglas and Mary Holtschneider, are the owners of the Pine Valley Tennis Club which operates on site. By their Petition, they seek approval to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence. The balance of the site, which is currently engaged in the tennis club operation, will not be affected.

The property owners appeared and testified at the hearing. Also appearing was Edward Walsh and Harvey Silberman of Silberman and Associates, the engineering/surveying firm who prepared Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception. There were no Protestants present.

The subject site abuts White Marsh Road and is 13.61 acres in area. It is zoned B.M. Presently, it is improved by a tennis facility and ten (10) existing tennis courts. There is also an existing pool, bath house, residence and one story storage building. Further, there is an existing

parking lot to support the tennis operation. The Petitioners propose to construct a second and third floor addition to the existing storage building to accommodate a caretaker's residence. The total area of the addition will be 2,340 sq. ft., and a deck of 905 sq. ft. will be added. The Petitioners testified that the caretaker's quarters was necessary in order to provide a residence for the caretaker who will manage and oversee the tennis operation. It is to be noted that the balance of the existing site and improvements to support same will not be disturbed. Further, the Petitioners noted that the ZAC comment from the Bureau of Traffic Engineering is in error. The proposed construction is elevated and does not block access to the eight (8) tennis courts which lie on the rear of the property.

It is clear that the B.C.Z.R. permits the use proposed in a B.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981).

-2-

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of July, 1992 that the Petition for Special Exception for permission to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 21, 1992

Mr. and Mrs. Douglas Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237

RE: Petition for Special Exception
Case No. 92-437X

Dear Mr. and Mrs. Holtschneider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a caretaker's residence (living quarters in a commercial building).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Raplow

Mark T. Holtschneider

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Douglas Holtschneider

(Type or Print Name)

Signature

Mary Holtschneider

(Type or Print Name)

Address

City and State

Phone No.

Baltimore, Maryland

City and State

Phone No.

Address

City and State

Phone No.

Address

City and State

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Phone No.

Address

City and State

Phone No.

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(410) 661-5888
FAX No. 661-0728

MAY 12, 1992

DESCRIPTION OF A PARCEL OF LAND IN THE 14TH ELECTION DISTRICT, KNOWN AS THE PINE VALLEY TENNIS CLUB AT # 4636 WHITE MARSH ROAD, BALTIMORE COUNTY, MARYLAND.

BEGINNING AT A POINT IN WHITE MARSH ROAD 1740 FEET NORTHEASTERLY FROM THE CENTERLINE OF BUCK'S SCHOOL HOUSE ROAD EXTENDED;
THENCE, 1. NORTH 06° EAST 829.46 FEET
TO INTERSECT THE SOUTHERN LINE OF THE ACQUISITION BY THE STATE HIGHWAY ADMINISTRATION PLAT # 50144 ;

2. WITH A CURVE TO THE RIGHT WITH RADIUS OF 1759.86 FEET, FOR AN ARC LENGTH OF 115.67 FEET, SUBTENDED BY A CHORD BEARING SOUTH 73°46'34" WEST 115.65 FEET;
3. NORTH 78°34'55" EAST 366.34 FEET;
4. NORTH 78°34'55" EAST 4.20 FEET;
5. WITH A CURVE TO THE RIGHT, RADIUS OF 1779.86 FEET, FOR AN ARC LENGTH OF 114.71 FEET, SUBTENDED BY A CHORD BEARING SOUTH 89°15'19" EAST 191.62 FEET
6. SOUTH 09°51' WEST 448.31 FEET;
7. SOUTH 26°41' WEST 200.93 FEET;
8. NORTH 48°59' WEST 165.59 FEET ;
9. SOUTH 06° WEST 542.0 FEET ;

TO WHITE MARSH ROAD

N. NORTH 70° WEST 453.75 FEET;

TO THE PLACE OF BEGINNING.

CONTAINING 592,851.60 SQUARE FEET OF LAND, OR 13.61 ACRES.

BEING THE REMAINDER OF THE LAND FROM TWO DEEDS: LIBER 3887, FOLIO 019, AND LIBER 5369, FOLIO 569.

HARVEY SILBERMANN, P.E.
PROFESSIONAL ENGINEER
MARYLAND P.E. # 4240



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th

Date of Posting: 4/12/92

Posted for: Special Hearing

Petitioner: Douglas & Mary Holtschneider

Location of property: 4636 White Marsh Rd., 1740' off Bucks School

House Rd. - 4636 White Marsh Rd.

Location of Sign: Property no. 4636, as shown by # 50144

Remarks:

Posted by: [Signature]

Date of return: 4/12/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

S. Zake-Orlman
Publisher

\$44.73

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0014150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/12/92

5/13/92 119200470
PUBLIC HEARING FEES QTY PRICE
050 -SPECIAL EXCEPTION 1 X \$300.00
TOTAL: \$300.00
LAST NAME OF OWNER: HOLTSCHNEIDER

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/12/92 ACCOUNT: R001-6150

AMOUNT: \$ 300.00

RECEIVED FROM: D. HOLTSCHEIDER

FOR: SPECIAL EXCEPTION

04A04#0073#CHRC \$300.00
ST 6410-14#005-10-02
VALIDATION OR SIGNATURE OF CASHIER
FEE AGENCY YELLOW CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: 6/8/92

Douglas and Mary Holtzheimer
4636 White Marsh Road
Baltimore, Maryland 21237

RE:
CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtzheimer

Dear Petitioner(s):

Please be advised that \$79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Stuart Kaplow/Mary Holtzheimer

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtzheimer
HEARING: MONDAY, JUNE 22, 1992 at 2:00 p.m.

Special Exception for a caretaker's residence (living quarters in a commercial building).

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Douglas and Mary Holtzheimer
Stuart Kaplow/Mary Holtzheimer

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

June 2, 1992

Stuart D. Kaplow, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, MD 21202

RE: Item No. 470, Case No. 92-437-X
Petitioner: Douglas Holtzheimer, et ux
Petition for Special Exception

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
6/22/92

Date: 92-437

Account: R001-6150
Number:

RECEIVED

ORDER BEARING LEFT CITY: 111111
ORDER BEARING RIGHT CITY: 111111
ORDER BEARING LEFT CITY: 111111
ORDER BEARING RIGHT CITY: 111111

PLEASE MAKE CHECKS PAYABLE TO BALTIMORE COUNTY \$79.73
BA 0102-12-PM06-18-92

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 4th day of May, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Douglas Holtzheimer, et ux
Petitioner's Attorney: Stuart D. Kaplow

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 470

The Developers Engineering Division has reviewed the subject zoning item and we offer the following landscape comments:

If the variance is granted, the residential parcel adjacent to the parking lot should be screened per Class A of the Landscape Manual. A landscape plan is required for the addition permit.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUN 2 1992
ZONING OFFICE

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis A. Bowley Date: 6/1/92

Project Name Waiver Number Zoning Issue Meeting Date

File Number

✓ Phillip And Carol Faulkenkious 461 5-18-92 NC

DED DEPRM RP STP TE

✓ August J. And Elsie W. Seifert 464 Comment

DED DEPRM RP STP TE

✓ Francis D. And Suzanne L. Bowie 465 NC

DED DEPRM RP STP TE

✓ Robert N. And Joan M. Greene 466 NC

DED DEPRM RP STP TE

✓ Joseph P. And Gloria G. Connors 467 NC

DED DEPRM RP STP TE

✓ Kilmarock Associates 468 Comment

DED DEPRM RP STP TE

✓ Automaster, Inc. 469 Comment

DED DEPRM RP STP TE

✓ Douglas And Mary Holtzheimer 470 Comment

DED DEPRM RP STP TE

✓ Reisterstown Bible Church 471 Comment

DED DEPRM RP STP TE

✓ Pikesville Partnership 472 Comment

DED DEPRM RP STP TE

✓ Baltimore Gas And Electric Company 475 Comment

DED DEPRM RP STP TE

✓ Charles R. Carroll 476 Comment

DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: May 22, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 18, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Baltimore Gas & Electric Co. - Item 475
Douglas Holtzheimer - 92-437-X

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED
JUN 2 1992
ZONING OFFICE

5_18_92a.txt
Pctims.txt

92-437-X 6-22-92

6/19/92 6/19/92

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992

ITEM NUMBER: 470

The existing access to the 8 tennis courts in the rear seem to be blocked off by the proposed deck. This issue needs to be clearly addressed.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJP/dm

92-437-X 6-22

6377-92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCETO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 8, 1992

FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRMSUBJECT: Zoning Item 470
#4636 White Marsh Road
Pine Valley Tennis Club
Zoning Advisory Committee Meeting of May 18, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

No permits will be issued for this property until the site is brought into compliance with the above regulations.

LJP:sp

JABLON/S/TXTSP

RECEIVED
JUN 16 1992
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mark Holtschneider

8504 Westerman Cir. Balt. 21222

Doug Holtschneider

4636 White Marsh Rd Balt. 21237

Frank Holtschneider

" " " " " "

Edward Walsh

3827 EAST JOPPA ROAD BALTO, 21234

Harvey Siegmund

" " " " " "

Baltimore County Government
Fire Department700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 22, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DOUGLAS HOLTSCHNEIDER AND MARY HOLTSCHNEIDER

Location: #4636 WHITE MARSH ROAD - PINE VALLEY TENNIS CLUB

Item No.: +470 (JLL) Zoning Agenda: MAY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Fisher Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICEDepartment of ~~Public Works~~ Parks and Recreation
Development Review Committee Response Form UPK Date 6/1/92
Authorized signature _____

Project Name Waiver Number Zoning Issue Meeting Date

File Number Phillip And Carol Faulkenkious 461 No Comments 5-18-92

DED DEPRM RP STP TE August J. And Elsie W. Seifert 464 No Comments

DED DEPRM RP STP TE Francis D. And Suzanne L. Boyle 465 No Comments

DED DEPRM RP STP TE Robert N. And Joan M. Greene 466 No Comments

DED DEPRM RP STP TE Joseph P. And Gloria G. Connors 467 No Comments

DED DEPRM RP STP TE Kilmarneck Associates 468 No Comments

DED DEPRM RP STP TE Automaster, Inc. 469 No Comments

DED DEPRM RP STP TE Douglas And Mary Holtschneider 470 No Comments

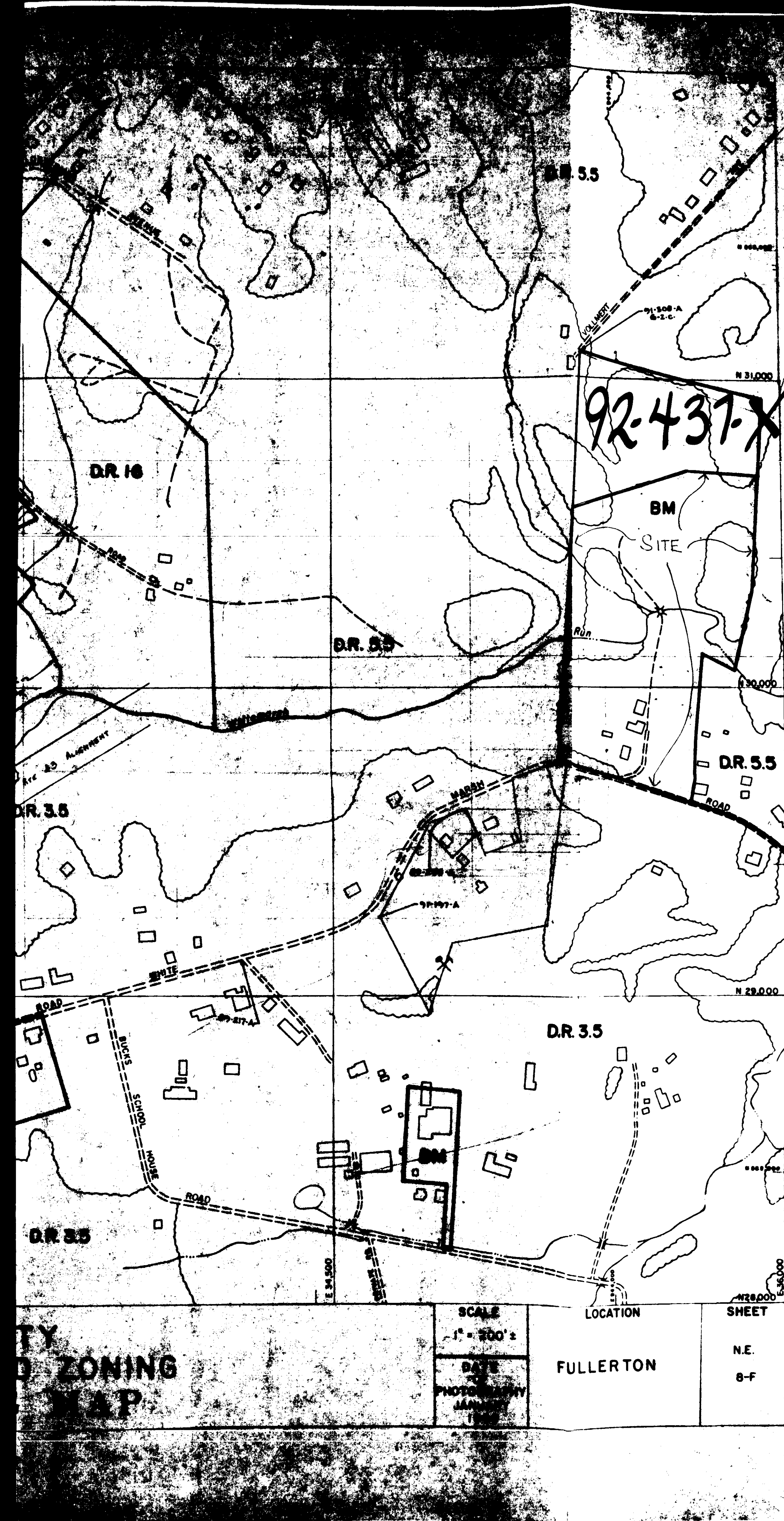
DED DEPRM RP STP TE Reisterstown Bible Church 471 No Comments

DED DEPRM RP STP TE Pikesville Partnership 472 No Comments

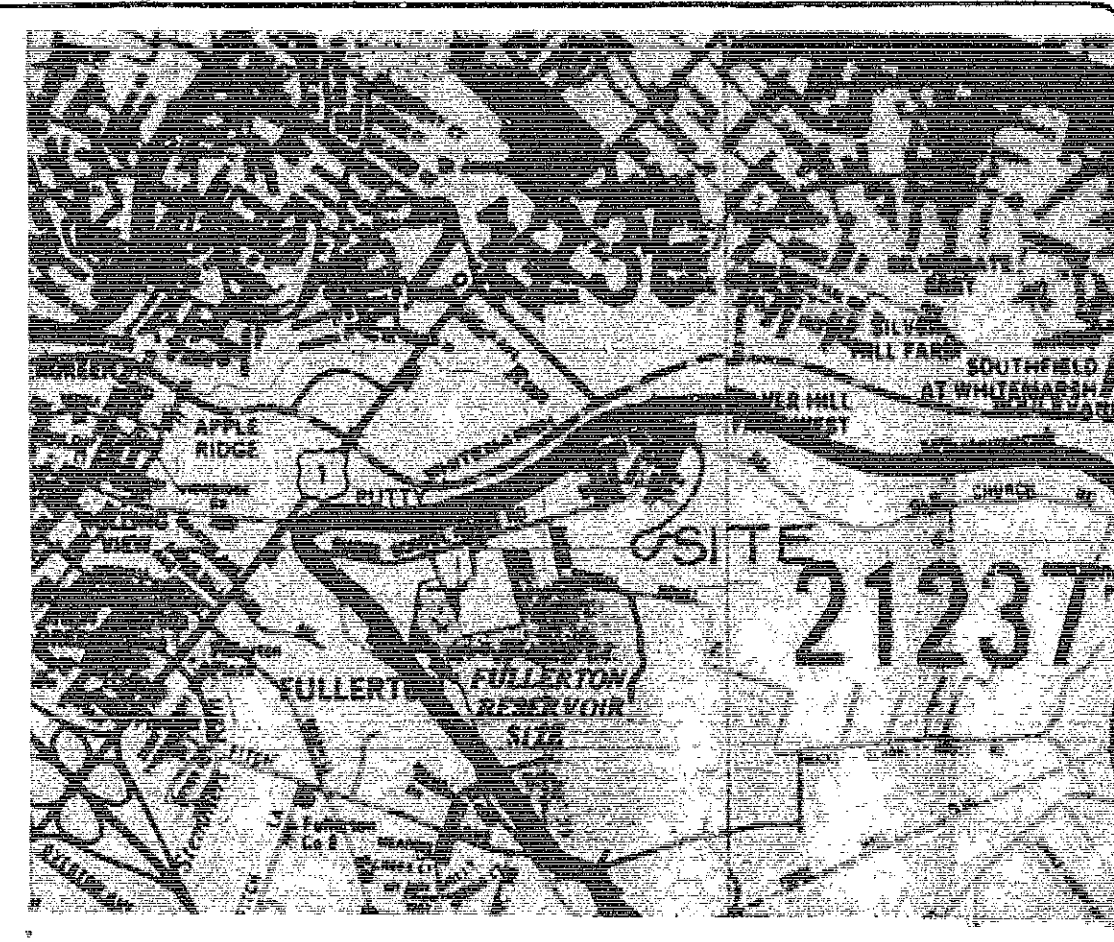
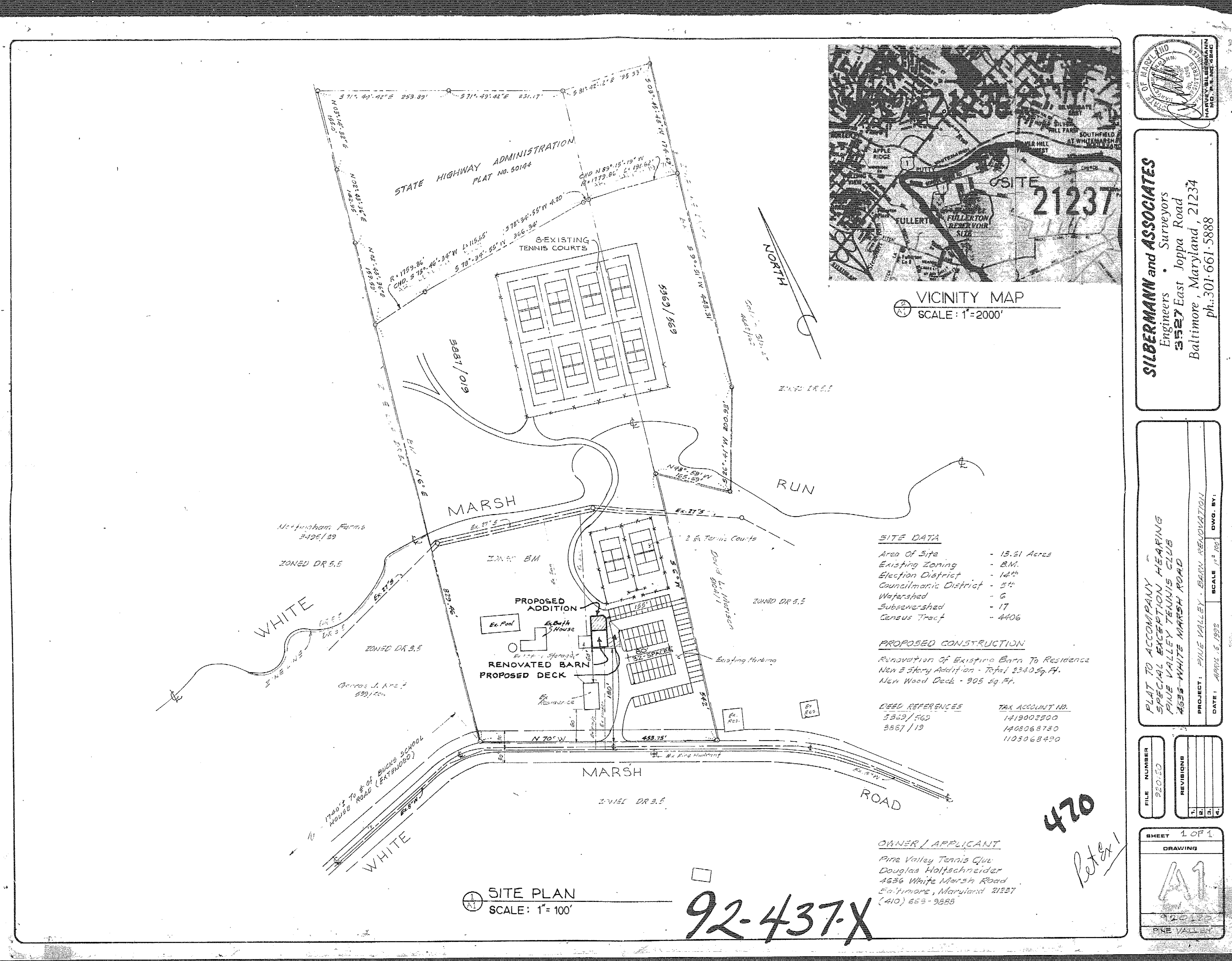
DED DEPRM RP STP TE Baltimore Gas And Electric Company 473 No Comments

DED DEPRM RP STP TE Charles R. Carroll 474 No Comments

DED DEPRM RP STP TE



470



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

- Area Of Site - 13.51 Acres
- Existing Zoning - B.M.
- Election District - 14th
- Councilmanic District - 5th
- Watershed - 6
- Subwatershed - 17
- Census Tract - 4406

PROPOSED CONSTRUCTION

Renovation Of Existing Barn To Residence
New 2 Story Addition - Total 2340 Sq. Ft.
New Wood Deck - 905 Sq. Ft.

DEED REFERENCES

5322/562
3587/119

TAX ACCOUNT NO.

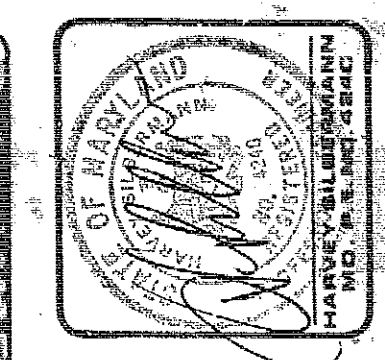
1419002500
1402068720
1103068420

OWNER / APPLICANT

Pine Valley Tennis Club
Douglas Hoffschneider
4636 White Marsh Road
Baltimore, Maryland 21237
(410) 662-9585

SITE PLAN
SCALE: 1"=100'

92-437-X



SILBERMAN and ASSOCIATES
Engineers & Surveyors
35527 East Joppa Road
Baltimore, Maryland, 21234
ph. 301-661-5888

PLAT TO ACCOMPANY
SPECIAL EXCEPTION HEARING
PINE VALLEY TENNIS CLUB
4636 WHITE MARSH ROAD
PROJECT: PINE VALLEY - BARN RENOVATION
DATE: APRIL 5, 1992 SCALE: 1"=100' DWG. BY: [Signature]

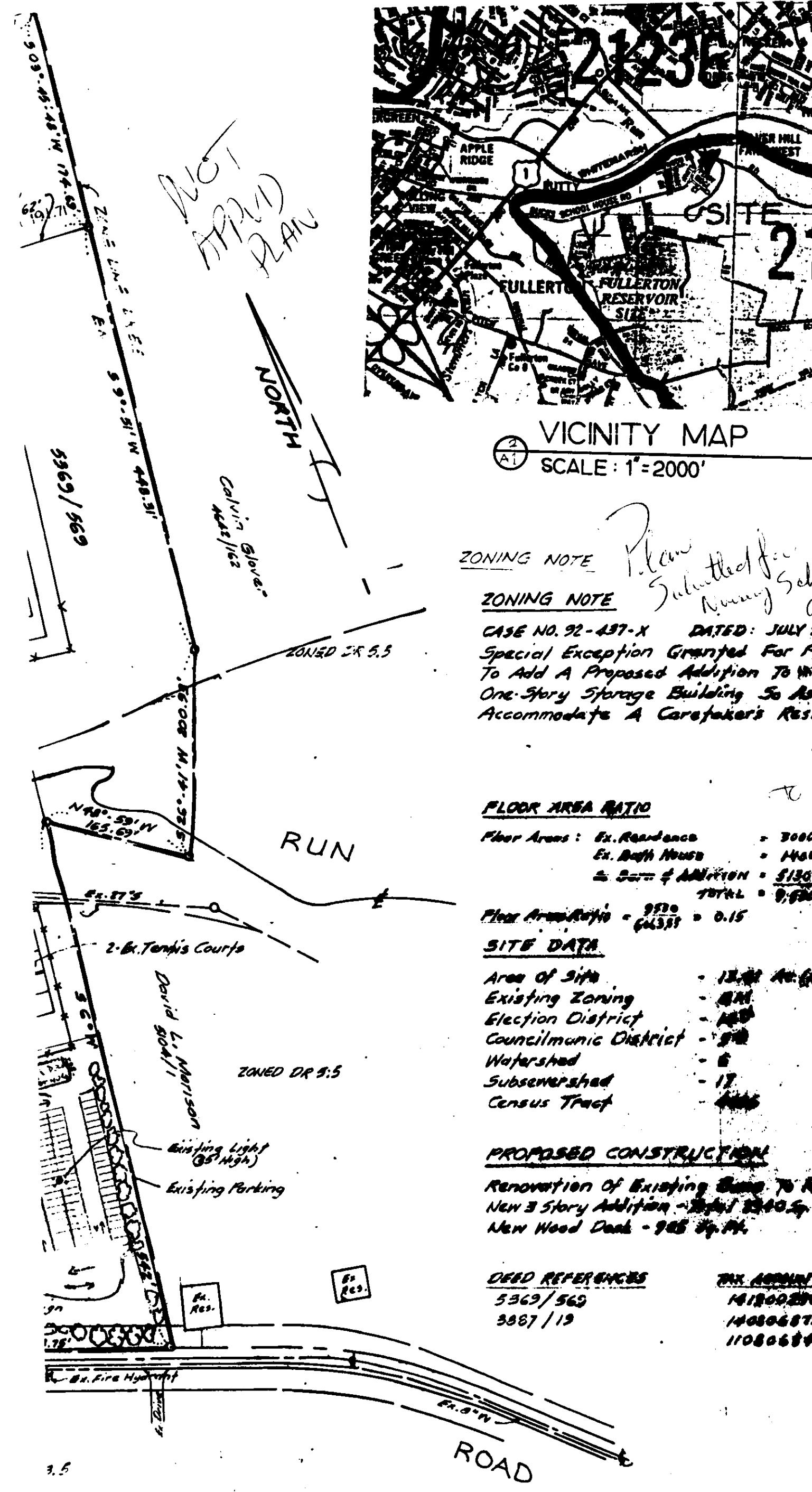
FILE NUMBER	REVISIONS
92-437-X	1

SHEET 1 OF 1
DRAWING
A1
PINE VALLEY

470
Refer!

[Handwritten signature]
Mi- 7-11mer
D:

CC 92-137-x



ZONING NOTE

Submitted for Planning Board approval 5/14/74
CASE NO. 92-487-X DATED: JULY 23, 1974
Special Exception Granted For Renovation To Add A Proposed Addition To My Existing One-Story Storage Building To Add To Accommodate A Caretaker's Residence.

FLOOR AREA RATIO

Floor Area: Ex. Residence = 2000 Sq. Ft.
Ex. Bath House = 1400 Sq. Ft.
Ex. Storage Addition = 5100 Sq. Ft.
Total = 8500 Sq. Ft.
Floor Area Ratio = 9720 / 64387 = 0.15

SITE DATA

Area of Site = 13.21 Ac. (564,000) 13.92 Ac. (600,000)
Existing Zoning = DR
Election District = 100
Councilmanic District = 300
Watershed = 6
Subwatershed = 17
Census Tract = 4000

PROPOSED CONSTRUCTION

Renovation of Existing Bath To Residence
New 3 Story Addition - 5100 Sq. Ft.
New Wood Deck - 900 Sq. Ft.

DEED REFERENCES

5363 / 565
3867 / 19

TAX ACCOUNT ID

1410002900
1400068750
1108068990

OWNER / APPLICANT

Pine Valley Tennis Club
Douglas Holtschneider
4836 White Marsh Road
Baltimore, Maryland 21237
(410) 668-3388

These are very
certificates, will
full attention
ne will be
campers who
ent.
out the rest
as. I would
thing them
had a great
ar see you

SILBERMAN and ASSOCIATES
Engineers • Surveyors
8527 East Joppa Road
Baltimore, Maryland 21234
At 301.221.2000

FILED
9/2/74
9/2/74

SHEET 1 OF 10
A1
9/2/74
9/2/74

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 123492
DATE: 6/12/92 ACCOUNT: R001-6150
AMOUNT: \$ 300.00
RECEIVED FROM: D. HOLTSCHEIDER
FOR: SPECIAL EXCEPTION
04A04#0073#CHRC \$300.00
ST 6410-14#005-10-02
VALIDATION OR SIGNATURE OF CASHIER
FEE AGENCY YELLOW CUSTOMER

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 92-437
Account: R001-6150
Number:
receipt
6/22/92
RECEIVED
CASHIER
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County \$79.73
BA 0102-12-PM06-18-92

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353
DATE: 6/8/92
Douglas and Mary Holtzheimer
4636 White Marsh Road
Baltimore, Maryland 21237
RE:
CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtzheimer
Dear Petitioner(s):
Please be advised that \$79.73 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.
Arnold Jablon
DIRECTOR
cc: Stuart Kaplow/Mary Holtzheimer

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353
May 19, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtzheimer
HEARING: MONDAY, JUNE 22, 1992 at 2:00 p.m.
Special Exception for a caretaker's residence (living quarters in a commercial building).
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County
cc: Douglas and Mary Holtzheimer
Stuart Kaplow/Mary Holtzheimer
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353
June 2, 1992
Stuart D. Kaplow, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, MD 21202
RE: Item No. 470, Case No. 92-437-X
Petitioner: Douglas Holtzheimer, et ux
Petition for Special Exception
Dear Mr. Kaplow:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353
Your petition has been received and accepted for filing this 4th day of May, 1992.
Arnold Jablon
DIRECTOR
Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee
Petitioner: Douglas Holtzheimer, et ux
Petitioner's Attorney: Stuart D. Kaplow

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE
TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 470
The Developers Engineering Division has reviewed the subject zoning item and we offer the following landscape comments:
If the variance is granted, the residential parcel adjacent to the parking lot should be screened per Class A of the Landscape Manual. A landscape plan is required for the addition permit.
Robert W. Bowling /DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division
RWB:DAK:s

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis A. Bowley Date: 6/1/92
Project Name Waiver Number Zoning Issue Meeting Date
1 Phillip And Carol Faulkenkious 461 5-18-92 NC
DED DEPRM RP STP TE
1 August J. And Elsie W. Seifert 464 Comment
DED DEPRM RP STP TE
1 Francis D. And Suzanne L. Bovie 465 NC
DED DEPRM RP STP TE
1 Robert N. And Joan M. Greene 466 NC
DED DEPRM RP STP TE
1 Joseph P. And Gloria G. Connors 467 NC
DED DEPRM RP STP TE
1 Kilmarock Associates 468 Comment
DED DEPRM RP STP TE
1 Automaster, Inc. 469 Comment
DED DEPRM RP STP TE
1 Douglas And Mary Holtzheimer 470 Comment
DED DEPRM RP STP TE
1 Reisterstown Bible Church 471 Comment
DED DEPRM RP STP TE
1 Pikesville Partnership 472 Comment
DED DEPRM RP STP TE
1 Baltimore Gas And Electric Company 475 Comment
DED DEPRM RP STP TE
1 Charles R. Carroll 476 Comment
DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
DATE: May 22, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 18, 1992
The Office of Planning and Zoning has no comments on the following petitions:
Baltimore Gas & Electric Co. - Item 475
Douglas Holtzheimer - 92-437-X
If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.
5_18_92a.txt
Pcttms.txt
RECEIVED
JUN 2 1992
ZONING OFFICE

92-437-X 6-22-92

6/19/92 6/19/92

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. CommentsZ.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 470

The existing access to the 8 tennis courts in the rear seem to be blocked off by the proposed deck. This issue needs to be clearly addressed.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJP/dm

92-437-X 6-22

6377-92
JW
6/19/92
SBALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCETO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 8, 1992
FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item 470
#4636 White Marsh Road
Pine Valley Tennis Club
Zoning Advisory Committee Meeting of May 18, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

No permits will be issued for this property until the site is brought into compliance with the above regulations.

LJP:sp

JABLON/S/TXTSBP

RECEIVED
JUN 16 1992
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Mark Holtschneider	8504 Westerman Cir. Balt. 21222
Doug Holtschneider	4636 White Marsh Rd Balt. 21237
Frank Holtschneider	" " " "
Edward Walsh	3827 EAST JOPPA ROAD BALTO. 21234
Harvey Siegmund	" " " "

Baltimore County Government
Fire Department700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 22, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204RE: Property Owner: DOUGLAS HOLTSCHNEIDER AND MARY HOLTSCHNEIDER
Location: #4636 WHITE MARSH ROAD - PINE VALLEY TENNIS CLUB

Item No.: +470 (JLL) Zoning Agenda: MAY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

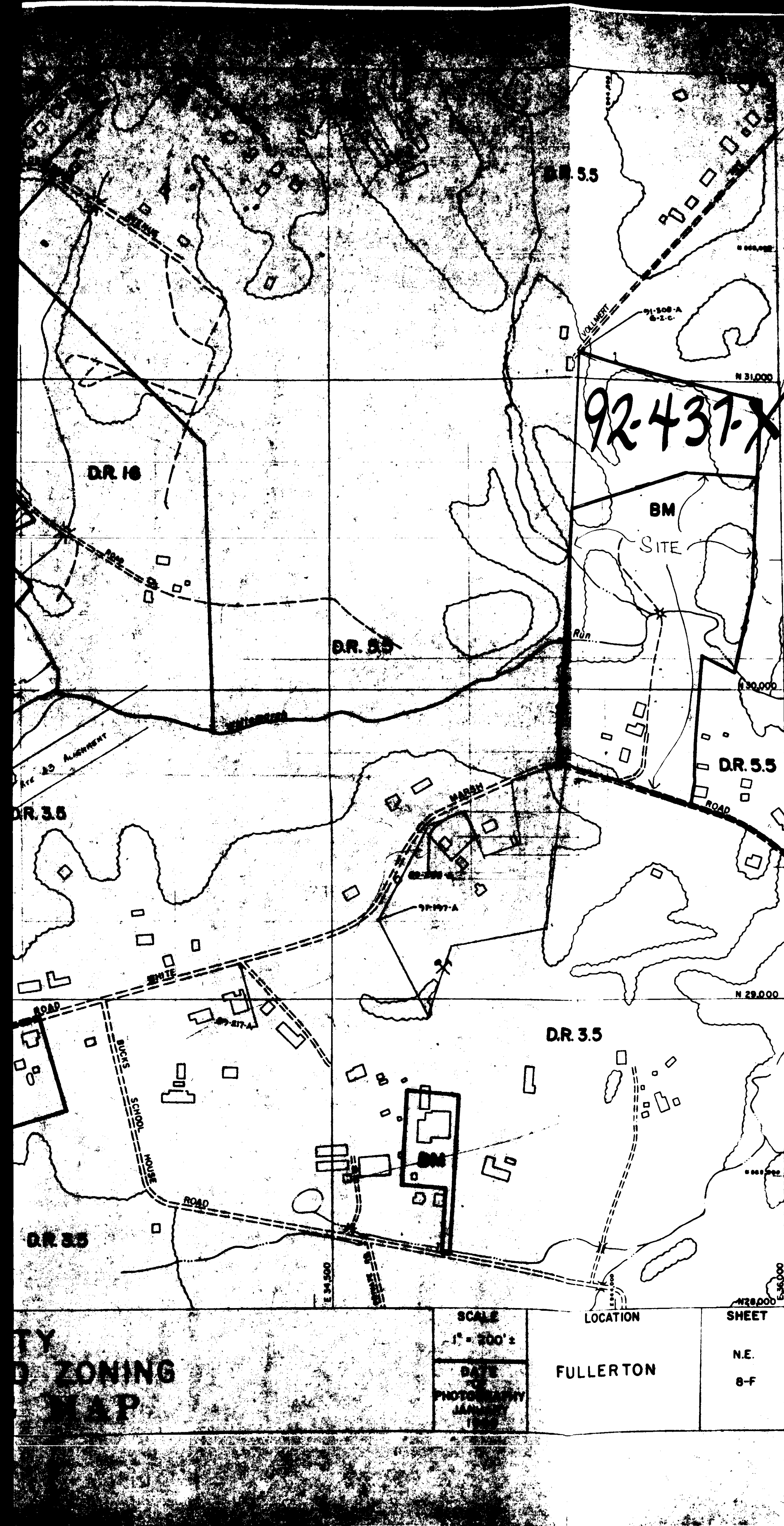
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Fisher Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

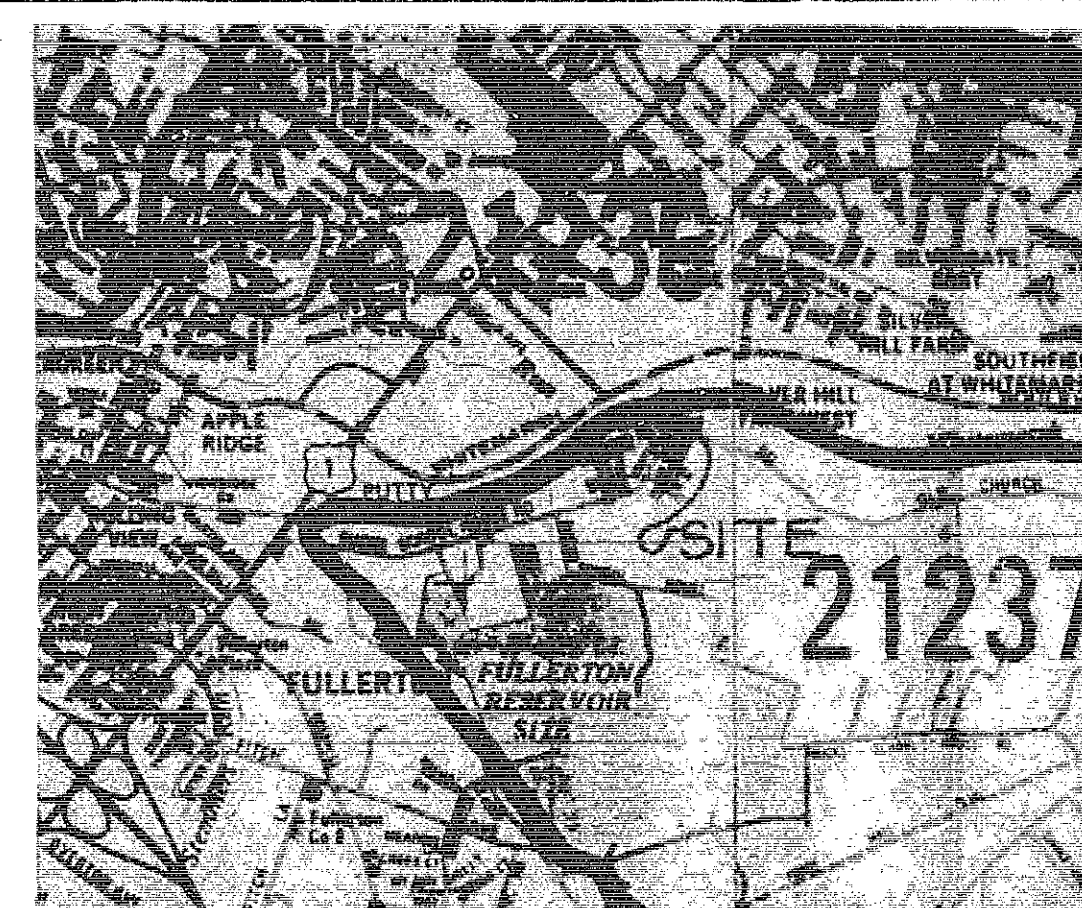
JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICEDepartment of ~~Public Works~~ Parks and Recreation
Development Review Committee Response Form
Authorized signature _____ Date 6/1/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenkious	461	No Comments	5-18-92
August J. And Elsie W. Seifert	464	No Comments	
Francis D. And Suzanne L. Boyle	465	No Comments	
Robert N. And Joan M. Greene	466	No Comments	
Joseph P. And Gloria G. Connors	467	No Comments	
Kilmarnock Associates	468	No Comments	
Automaster, Inc.	469	No Comments	
Douglas And Mary Holtschneider	470	No Comments	
Reisterstown Bible Church	471	No Comments	
Pikesville Partnership	472	No Comments	
Baltimore Gas And Electric Company	473	No Comments	
Charles R. Carroll	474	No Comments	



470



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

Area Of Site - 13.61 Acres
Existing Zoning - B.M.
Election District - 14th
Councilmanic District - 5th
Watershed - G
Subwatershed - 17
Census Tract - 4406

PROPOSED CONSTRUCTION

Renovation Of Existing Barn To Residence
New 3 Story Addition - Total 2340 Sq. Ft.
New Wood Deck - 905 Sq. Ft.

DEED REFERENCES

5369/569
3887/19

TAX ACCOUNT NO.

1419002500
1408068730
1105068420

OWNER / APPLICANT

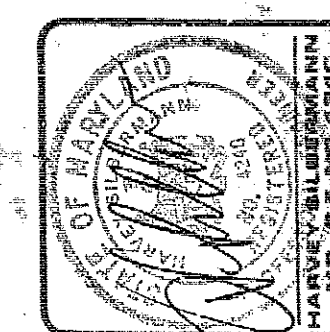
Pine Valley Tennis Club
Douglas Hofschneider
4636 White Marsh Road
Baltimore, Maryland 21237
(410) 662-9828

1 SITE PLAN
A1 SCALE: 1" = 100'

92-437-X

470

Ret^{ex}!



SILBERMAN and ASSOCIATES

LOBERMANN and ASSOCIATES
Engineers • Surveyors
3527 East Joppa Road
Baltimore, Maryland, 21234
ph. 301-661-5888

PLAT TO ACCOMPANY
SPECIAL EXCEPTION HEARING
PINE VALLEY TENNIS CLUB
1400 WHITE MARSH ROAD

PROJECT: PINE VALLEY - BARN RENOVATION

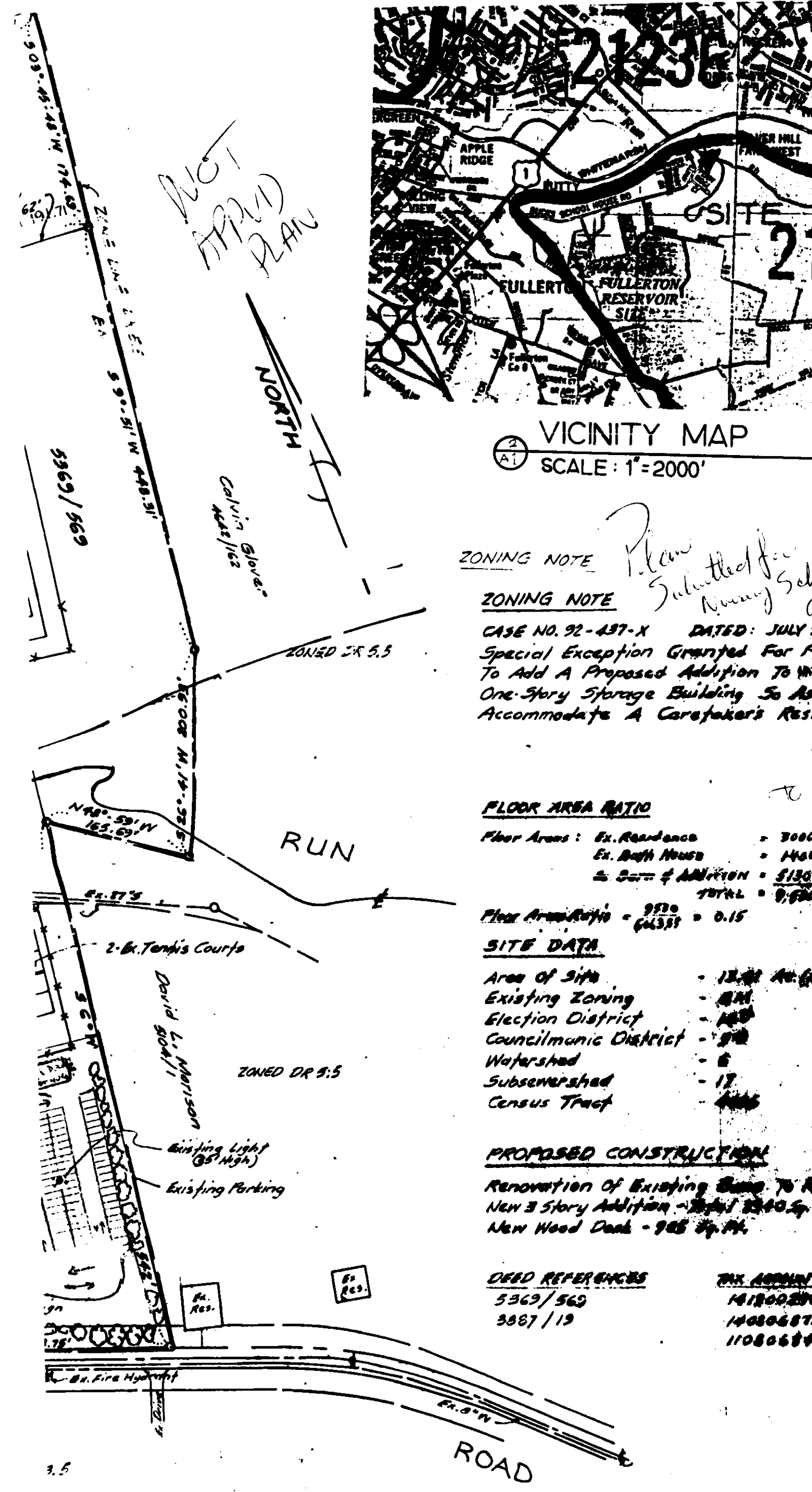
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SHEET 1 OF 1
DRAWING
A1
92012
PINE VALLEY

[Handwritten signature]
M... ..
D... ..

CC 92-137-x



ZONING NOTE

Submitted for Planning Board approval 5/14/74
CASE NO. 92-487-X DATED: JULY 23, 1974
Special Exception Granted For Renovation To Add A Proposed Addition To My Existing One-Story Storage Building To Add To Accommodate A Caretaker's Residence.

FLOOR AREA RATIO

Floor Area: Ex. Residence = 2000 Sq. Ft.
Ex. Bath House = 1400 Sq. Ft.
Ex. Storage Addition = 5100 Sq. Ft.
Total = 8500 Sq. Ft.
Floor Area Ratio = 9720 / 64387 = 0.15

SITE DATA

Area of Site = 13.24 Ac. (564,000) 13.92 Ac. (600,000)
Existing Zoning = R-1
Election District = 100
Councilmanic District = 300
Watershed = 6
Subwatershed = 17
Census Tract = 4006

PROPOSED CONSTRUCTION

Renovation of Existing Bath To Residence
New 3 Story Addition - 5100 Sq. Ft.
New Wood Deck - 900 Sq. Ft.

DEED REFERENCES

5363 / 565
3867 / 19

TAX ACCOUNT ID

1410002900
1400068750
1108068990

OWNER / APPLICANT

Pine Valley Tennis Club
Douglas Holtschneider
4836 White Marsh Road
Baltimore, Maryland 21237
(410) 668-3388

These are very
certificates, will
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SILBERMAN and ASSOCIATES
Engineers • Surveyors
8527 East Joppa Road
Baltimore, Maryland 21234
At 301.221.2000

DATE: JANUARY 10, 1975
PROJECT: PINE VALLEY TENNIS CLUB
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: AS SHOWN

FILED
JAN 13 1975
BALTIMORE

SHEET 1 OF 10
A1
912.5122
JAN 12 1975

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S White Marsh Road, 1740 ft.
NE of Bucks School House Road
4636 White Marsh Road
(Pine Valley Tennis Club)
14th Election District
5th Councilmanic District
Douglas Holtschneider, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 92-437-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for a caretaker's residence (living quarters in a commercial building) for that property located at 4636 White Marsh Road in the Fullerton subdivision of Baltimore County.

The Petitioners/property owners, Douglas and Mary Holtschneider, are the owners of the Pine Valley Tennis Club which operates on site. By their Petition, they seek approval to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence. The balance of the site, which is currently engaged in the tennis club operation, will not be affected.

The property owners appeared and testified at the hearing. Also appearing was Edward Walsh and Harvey Silberman of Silberman and Associates, the engineering/surveying firm who prepared Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception. There were no Protestants present.

The subject site abuts White Marsh Road and is 13.61 acres in area. It is zoned B.M. Presently, it is improved by a tennis facility and ten (10) existing tennis courts. There is also an existing pool, bath house, residence and one story storage building. Further, there is an existing

parking lot to support the tennis operation. The Petitioners propose to construct a second and third floor addition to the existing storage building to accommodate a caretaker's residence. The total area of the addition will be 2,340 sq. ft., and a deck of 905 sq. ft. will be added. The Petitioners testified that the caretaker's quarters was necessary in order to provide a residence for the caretaker who will manage and oversee the tennis operation. It is to be noted that the balance of the existing site and improvements to support same will not be disturbed. Further, the Petitioners noted that the ZAC comment from the Bureau of Traffic Engineering is in error. The proposed construction is elevated and does not block access to the eight (8) tennis courts which lie on the rear of the property.

It is clear that the B.C.Z.R. permits the use proposed in a B.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981).

-2-

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of July, 1992 that the Petition for Special Exception for permission to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 21, 1992

Mr. and Mrs. Douglas Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237

RE: Petition for Special Exception
Case No. 92-437X

Dear Mr. and Mrs. Holtschneider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a caretaker's residence (living quarters in a commercial building).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Raplow

Mark T. Holtschneider

(Type or Print Name)

Signature

Frank, Bernstein, Conaway & Goldman

Address 300 East Lombard Street

Baltimore, Maryland 21202

City and State

Attorney's Telephone No. (410) 625-3500

Legal Owner(s):

Douglas Holtschneider

(Type or Print Name)

Signature

Mary Holtschneider

(Type or Print Name)

Signature

Address

4636 White Marsh Road

Baltimore, Maryland

City and State

Phone No.

Address

300 East Lombard Street

Baltimore, MD 21202

City and State

Phone No.

Address

4636 White Marsh Road

Baltimore, MD 21237

City and State

Phone No.

Address

300 East Lombard Street

Baltimore, MD 21202

City and State

Phone No.

Address

4636 White Marsh Road

Baltimore, MD 21237

City and State

Phone No.

Address

300 East Lombard Street

Baltimore, MD 21202

City and State

Phone No.

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(410) 661-5888
FAX No. 661-0728

MAY 12, 1992

DESCRIPTION OF A PARCEL OF LAND IN THE 14TH ELECTION DISTRICT, KNOWN AS THE PINE VALLEY TENNIS CLUB AT # 4636 WHITE MARSH ROAD, BALTIMORE COUNTY, MARYLAND.

BEGINNING AT A POINT IN WHITE MARSH ROAD 1740 FEET NORTHEASTERLY FROM THE CENTERLINE OF BUCK'S SCHOOL HOUSE ROAD EXTENDED;
THENCE, 1. NORTH 06° EAST 829.46 FEET
TO INTERSECT THE SOUTHERN LINE OF THE ACQUISITION BY THE STATE HIGHWAY ADMINISTRATION PLAT # 50144 ;

2. WITH A CURVE TO THE RIGHT WITH RADIUS OF 1759.86 FEET, FOR AN ARC LENGTH OF 115.67 FEET, SUBTENDED BY A CHORD BEARING SOUTH 73°46'34" WEST 115.65 FEET;
3. NORTH 78°34'55" EAST 366.34 FEET;
4. NORTH 78°34'55" EAST 4.20 FEET;
5. WITH A CURVE TO THE RIGHT, RADIUS OF 1779.86 FEET, FOR AN ARC LENGTH OF 114.71 FEET, SUBTENDED BY A CHORD BEARING SOUTH 89°15'19" EAST 191.62 FEET
6. SOUTH 09°51' WEST 448.31 FEET;
7. SOUTH 26°41' WEST 200.93 FEET;
8. NORTH 48°59' WEST 165.59 FEET ;
9. SOUTH 06° WEST 542.0 FEET ;

TO WHITE MARSH ROAD

10. NORTH 70° WEST 453.75 FEET;

TO THE PLACE OF BEGINNING.

CONTAINING 592,851.60 SQUARE FEET OF LAND, OR 13.61 ACRES.

BEING THE REMAINDER OF THE LAND FROM TWO DEEDS: LIBER 3887, FOLIO 019, AND LIBER 5369, FOLIO 569.

HARVEY SILBERMANN, P.E.
PROFESSIONAL ENGINEER
MARYLAND P.E. # 4240



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th

Date of Posting: 4/12/92

Posted for: Special Hearing

Petitioner: Douglas & Mary Holtschneider

Location of property: 4636 White Marsh Rd., 1740' off Bucks School

House Rd. - 4636 White Marsh Rd.

Location of Sign: Property no. 4636, as shown by # 14th

Remarks:

Posted by: [Signature]

Date of return: 4/12/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

S. Zabo-Orlowski
Publisher

\$44.73

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0014150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/12/92

5/13/92 119200470
PUBLIC HEARING FEES QTY PRICE
050 -SPECIAL EXCEPTION 1 X \$300.00
TOTAL: \$300.00
LAST NAME OF OWNER: HOLTSCHNEIDER

Please Make Checks Payable To: Baltimore County

Cashier Validation